



ORDINANCE NO. 1535

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH AS HERETO FOR AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT FOR THE OUTSIDE SALES OF NEW CARS; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTION RELIEF; AND DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for the outside sales of new cars in an Light Industrial (LI) zoning district.

SECTION 2. That the outside sale of new cars shall be located at 3340 Beltline Road and more specifically designated as lot 5, block 1 of Brookhaven Business Park.

SECTION 3. That the outside sales of new cars shall be operated in accordance with the information shown on Exhibit "A".

SECTION 4. That the owner of the property did voluntarily offer to deed restrict the property in favor of the City, limiting the use of subject property for outside sales of new and unregistered cars to the City and said deed restrictions are acceptable and the City Administration is instructed to file same for record.

SECTION 5. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for the outside sales of new cars in a Light Industrial (LI) zoning district.

SECTION 6. That any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars (\$200.00) for each offense.

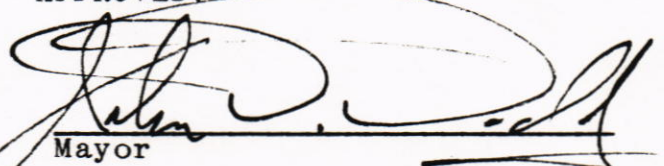
SECTION 7. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judges invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 8. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 9. Whereas, it appears that the above described property requires that it be given the specific use permit in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance as the law in such case provides.

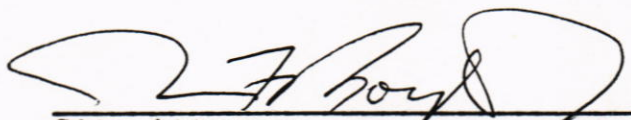
DULY PASSED by the City Council of the City of Farmers Branch, Texas, on this the 5th day of December, 1984.

APPROVED:

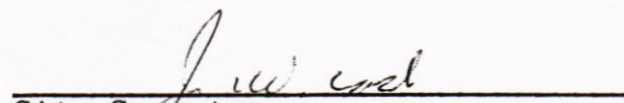

Mayor

APPROVED AS TO FORM:

ATTEST:



City Attorney



City Secretary

EXHIBIT "A"

That the specific use permit for outside sales of new cars for the property at 3340 Beltline Road, lot 5, Block 1 of Brookhaven Business Park is conditioned upon the following.

1. The front yard display of automobiles for sale shall be limited to new, unregistered vehicles and shall not exceed ten (10) in number at any time.
2. No automobiles displayed in the front yard shall bear any sign or display, advertising such vehicle for sale.

Prepared by Community Services
November 28, 1984

DEED RESTRICTIONS

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, SAN PARTNERSHIP, a Texas partnership consisting of Jose Sigal, Emile Aboumrad, and Pedro Nosnik, is the owner of certain real property (the "Property") situated in Framers Branch, Dallas County, Texas, being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, and being that same tract of land conveyed to Patrick Franklin Brown, Pedro Nosnik and Jose Sigal Joint Venture by warranty deed dated May 13, 1983, and recorded in Volume 83098, Page 3512 in the Deed Records of Dallas County, Texas.

That the undersigned SAN PARTNERSHIP does hereby impress the Property with the following deed restrictions, to-wit:

(1) Display of automobiles for sale shall be limited to the front yard of the Property, as defined in sub-paragraph (3) below, and shall be further limited to new, unregistered vehicles, not to exceed ten (10) in number at any time.

(2) No automobile displayed in front yard shall bear any sign or display advertising such vehicle for sale.

(3) For purpose of these Deed Restrictions the "front yard" of the Property shall mean all of that portion of the Property facing and within sixty-seven (67) feet of the right-of-way line of Belt Line Road.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Farmers Branch, and the approval of such action by the City Council. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council or the City of Farmers Branch to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Farmers Branch, and the undersigned owner hereof does hereby grant to the City of Farmers Branch the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing and to correct such violation and for further remedy, the City of Farmers Branch may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring property within the above described tract, and any person by acceptance of title to any of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

EXECUTED this the 19th day of Nov., 1984.

SAN PARTNERSHIP, a Texas Partnership

By: [Signature]
Jose Sigal, Partner

By: [Signature]
Emile Aboumrad, Partner

By: [Signature]
Pedro Nosnik, Partner

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared JOSE SIGAL, Partner of SAN PARTNERSHIP, a Texas Partnership, known to me to be the said Partner whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of November, 1984.

My Commission Expires:
1-6-88

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Name: Carole Gattis
(Print or Type Name)

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared EMILE ABOUMRAD, Partner of SAN PARTNERSHIP, a Texas Partnership, known to me to be the said Partner whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of November, 1984.

My Commission Expires:
1-6-88

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Name: Carole Gattis
(Print or Type Name)

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared PEDRO NOSNIK, Partner of SAN PARTNERSHIP, a Texas Partnership, known to me to be the said Partner whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of November, 1984.

My Commission Expires:

1-6-88



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Name: Carole Gattis
(Print or Type Name)

EXHIBIT "A"

BEING a tract of land located on the South side of Belt Line Road West of Enterprise Drive in the City of Farmers Branch, Texas, and being part of Block 1 in Phase I of Brookhaven Business Park, an Addition to the City of Farmers Branch, Texas, according to the Plat thereof, of record in Volume 72004, at Page 2388, of the Deed Records in and for the County of Dallas and State of Texas, and being more particularly described as follows:

BEGINNING at a point in the South line of Belt Line Road, said point being 680.98 feet measured along the South line of Belt Line Road, West of the West line of Enterprise Drive;

THENCE, in an Easterly direction along the South line of Belt Line Road (100-foot road) along a curve to the right whose radius bears South 00 degrees 46 minutes 50 seconds West, said curve having a radius of 5679.65 feet through a central angle of 01 degree 27 minutes 48 seconds a distance of 145.06 feet to corner;

THENCE 00 degrees 19 minutes West, 322.97 feet to corner;

THENCE, North 89 degrees 41 minutes West, along the center line of a 15-foot power and telephone easement 145.0 feet to corner;

THENCE, North 00 degrees 19 minutes East, 325.99 feet to the PLACE OF BEGINNING and containing 47,095 square feet of land.



ORDINANCE NO. 1797

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED, BY AMENDING ORDINANCE NO. 1535 WHICH GRANTED A SPECIFIC USE PERMIT FOR OUTSIDE SALES OF NEW CARS ON PROPERTY LOCATED AT 3340 BELTLINE ROAD AND WITHIN A LIGHT INDUSTRIAL ZONING DISTRICT BY PROVIDING FOR THE SALE OF USED CARS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A SEVERABILITY CLAUSE; AND DECLARING AN EMERGENCY.

Whereas, the City Plan Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting of a specific use permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning uses should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be and the same is hereby amended by amending Ordinance No. 1535 which granted a specific use permit for "Outside Sales of New Cars" in a Light Industrial Zoning District on the property specifically designated as Lot 5, Block 1 of Brookhaven Business Park and more commonly known as 3340 Beltline Road by amending Section 1 to read as follows, to wit:

"Section 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is

hereby amended by amending the Zoning Map of the City of Farmers Branch so as to grant a specific use permit for the outside sales of new and used cars in a Light Industrial (LI) zoning district."

SECTION 2. That Section 2 of Ordinance No. 1535 be amended to read as follows, to wit:

"Section 2. That the outside sale of new and used cars shall be located at 3340 Beltline Road and more specifically designated as Lot 5, Block 1 of Brookhaven Business Park."

SECTION 3. That Section 3 of Ordinance No. 1535 be amended to read as follows, to wit:

"Section 3. That the outside sales of new and used cars shall be operated in accordance with the following conditions:

A. For the purpose of this ordinance, the "front yard" of the Property shall mean all of that portion of the Property within sixty-seven (67) feet of the southern right-of-way line of Beltline Road;

B. The number of automobiles that may be displayed, for the purpose of sale, in the front yard of the Property shall not exceed eighteen (18) in number at any time;

C. If an automobile is not new and unregistered, it may not be displayed in the front yard of the Property unless its "Average Retail" value as listed in the most recent publication of the N.A.D.A. Official Used Car Guide" is \$10,000.00 or greater as of the date of display;

D. No automobile displayed in the front yard of the Property shall bear a "For Sale" sign or any display advertising such vehicle for sale with lettering clearly legible from Beltline Road.

SECTION 4. That Section 4 of Ordinance No. 1535 is hereby deleted.

SECTION 5. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit for "Outside Sales of New and Used Automobiles."

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction

shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2000.00) for each offense.

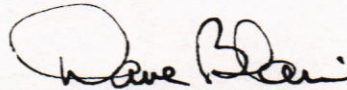
SECTION 7. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 8. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this Ordinance.

SECTION 9. Whereas, it appears that Ordinance No. 1535 requires that it be amended in order to permit its proper use and development, and in order to protect the public interest, comfort and general welfare of the City of Farmers Branch, and creates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 3rd day of October, 1988.

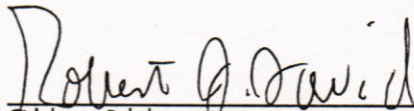
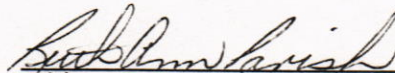
APPROVED:



Mayor, City of Farmers Branch, Texas

APPROVED AS TO FORM:

ATTEST:


City Attorney
City Secretary

GEARY, STAHL & SPENCER

A PROFESSIONAL CORPORATION

ATTORNEYS AND COUNSELORS

6400 FIRST REPUBLICBANK PLAZA

901 MAIN STREET

DALLAS, TEXAS 75202

214/748-9901

TELEX 732561

TELECOPIER 214-742-1223

PLEASE REPLY TO FIRST REPUBLICBANK PLAZA

ARTHUR J. ANDERSON

DIRECT DIAL NUMBER

214/746-2517

NORTH DALLAS OFFICE

TWO BENT TREE TOWER

16479 DALLAS PARKWAY, SUITE 800

DALLAS, TEXAS 75248

214/931-9901

TELECOPIER 214-931-9208

October 3, 1988

Mr. Jose Sigal
5906 Mapleshade
Dallas, Texas 75252

Re: Jose Sigal / S.U.P. Amendment
Our File No. 2726-21948

Dear Mr. Sigal:

Herein please find enclosed two (2) original execution copies of the Deed Restriction Termination Instrument. I would greatly appreciate your executing, notarizing and forwarding these documents to our office at your earliest convenience.

Thank you for your time and assistance in regard to this matter.

Very truly yours,

GEARY, STAHL & SPENCER
A Professional Corporation

By:

Art Anderson
Arthur J. Anderson

AJA/leg

cc: Tom Scales (hand-delivered) /
Paul Sander

TERMINATION OF DEED RESTRICTIONS
DATED NOVEMBER 19, 1984

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the undersigned, SAN PARTNERSHIP, a Texas partnership consisting of Jose Sigal, Emile Aboumrad, and Pedro Nosnik, is the owner of certain real property situated in Farmers Branch, Dallas County, Texas being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes, and being that same tract of land conveyed to Patrick Franklin Brown, Pedro Nosnik and Jose Sigal Joint Venture by warranty deed dated May 13, 1983, and recorded in Volume 83098, Page 3512 in the Deed Records of Dallas County, Texas (hereinafter referred to as "THE PROPERTY").

That THE PROPERTY was impressed with certain deed restrictions as shown in an instrument dated November 19, 1984, signed by Jose Sigal, Emile Aboumrad and Pedro Nosnik, a true and correct copy of which is attached hereto as Exhibit "B" and made a part hereof (hereinafter referred to as the "Restrictions")

That SAN PARTNERSHIP, the owner of THE PROPERTY, has cancelled and terminated, and hereby cancels and terminates, the Restrictions and removes said Restrictions from THE PROPERTY.

The above cancellation, termination and removal as embodied in this Termination was made following notice and public hearing before the City Plan Commission and the City Council of the City of Farmers Branch and approval of the City Council, as required in the instrument of deed restrictions, and notice of such public hearing was given as would have been required by law for a zoning change on THE PROPERTY.

EXECUTED this the _____ day of October, 1988.

SAN PARTNERSHIP, A Texas Partnership

By: _____
Jose Sigal, Managing Partner

THE STATE OF TEXAS

§

COUNTY OF DALLAS

§

§

BEFORE ME, the undersigned authority, on this day personally appeared JOSE SIGAL, Managing Partner of SAN PARTNERSHIP, a Texas Partnership, known to me to be the said Partner whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of October, 1988.

My Commission Expires:

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

(Printed Name of Notary)

EXHIBIT "A"

BEING a tract of land located on the South side of Belt Line Road West of Enterprise Drive in the City of Farmers Branch, Texas, and being part of Block 1 in Phase 1 of Brookhaven Business Park, an Addition to the City of Farmers Branch, Texas, according to the Plat thereof, of record in Volume 72004, at Page 2388, of the Deed Records in and for the County of Dallas and State of Texas, and being more particularly described as follows:

BEGINNING at a point in the South line of Belt Line Road, said point being 680.98 feet measured along the South line of Belt Line Road, West of the West line of Enterprise Drive;

THENCE, in an Easterly direction along the South line of Belt Line Road (100-foot road) along a curve to the right whose radius bears South 00 degrees 46 minutes 50 seconds West, said curve having a radius of 5679.65 feet through a central angle of 01 degree 27 minutes 48 seconds a distance of 145.06 feet to corner;

THENCE 00 degrees 19 minutes West, 322.97 feet to corner;

THENCE, North 89 degrees 41 minutes West, along the center line of a 15-foot power and telephone easement 145.0 feet to corner;

THENCE, North 00 degrees 19 minutes East, 325.99 feet to the PLACE OF BEGINNING and containing 47,095 square feet of land.

11

DEED RESTRICTIONS

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

That the undersigned, SAN PARTNERSHIP, a Texas partnership consisting of Jose Sigal, Emile Aboumrad, and Pedro Nosnik, is the owner of certain real property (the "Property") situated in Farmers Branch, Dallas County, Texas, being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes, and being that same tract of land conveyed to Patrick Franklin Brown, Pedro Nosnik and Jose Sigal Joint Venture by warranty deed dated May 13, 1983, and recorded in Volume 83098, Page 3512 in the Deed Records of Dallas County, Texas.

That the undersigned SAN PARTNERSHIP does hereby impress the Property with the following deed restrictions, to-wit:

(1) Display of automobiles for sale shall be limited to the front yard of the Property, as defined in sub-paragraph (3) below, and shall be further limited to new, unregistered vehicles, not to exceed ten (10) in number at any time.

(2) No automobile displayed in front yard shall bear any sign or display advertising such vehicle for sale.

(3) For purpose of these Deed Restrictions the "front yard" of the Property shall mean all of that portion of the Property facing and within sixty-seven (67) feet of the right-of-way line of Belt Line Road.

These restrictions shall continue in full force and effect for a period of twenty-five (25) years from the date of execution, and shall automatically be extended for additional periods of ten (10) years unless terminated in the manner specified herein.

These restrictions shall not be altered, amended or terminated without a public hearing before the City Plan Commission and the City Council of the City of Farmers Branch, and the approval of such action by the City Council. Notice of such public hearings shall be given as would be required by law for a zoning change on the property described herein.

The restrictions contained herein are not in any manner intended to restrict the right of the City Council or the City of Farmers Branch to exercise its legislative duties and powers insofar as zoning of the property is concerned.

These restrictions inure to the benefit of the City of Farmers Branch, and the undersigned owner hereof does hereby grant to the City of Farmers Branch the right to prosecute, at law and in equity, against the person violating or attempting to violate such restrictions, either to prevent him from so doing and to correct such violation and for further remedy, the City of Farmers Branch may withhold the Certificate of Occupancy necessary for the lawful use of the property until such restrictions described herein are fully complied with.

These restrictions are hereby declared covenants running with the land and shall be fully binding upon all persons acquiring property within the above described tract, and any person by acceptance of title to any of the above described property shall thereby agree and covenant to abide by and fully perform the foregoing restrictions and covenants.

EXECUTED this the 19th day of Nov., 1984.

SAN PARTNERSHIP, a Texas Partnership

By: [Signature]
Jose Sigal, Partner

By: [Signature]
Emile Aboumrad, Partner

By: [Signature]
Pedro Nosnik, Partner

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared JOSE SIGAL, Partner of SAN PARTNERSHIP, a Texas Partnership, known to me to be the said Partner whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of November, 1984.

My Commission Expires:

1-6-88

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Name: Carole Gattis
(Print or Type Name)

THE STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared EMILE ABOUMRAD, Partner of SAN PARTNERSHIP, a Texas Partnership, known to me to be the said Partner whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of November, 1984.

My Commission Expires:

1-6-88

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Name: Carole Gattis
(Print or Type Name)

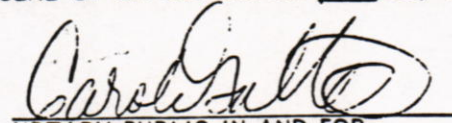
THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared PEDRO NOSNIK, Partner of SAN PARTNERSHIP, a Texas Partnership, known to me to be the said Partner whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 14th day of November, 1984.

My Commission Expires:

1-6-88



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Name: Carol Galt
(Print or Type Name)

EXHIBIT "A"

BEING a tract of land located on the South side of Belt Line Road West of Farmers Branch, Texas, and being part of Block 1 in Phase I of Brookhaven Business Park, an Addition to the City of Farmers Branch, Texas, according to the Plat thereof, of record in Volume 72004, at Page 2388, of the Deed Records in and for the County of Dallas and State of Texas, and being more particularly described as follows:

BEGINNING at a point in the South line of Belt Line Road, said point being 680.98 feet measured along the South line of Belt Line Road, West of the West line of Enterprise Drive;

THENCE, in an Easterly direction along the South line of Belt Line Road (100-foot road) along a curve to the right whose radius bears South 00 degrees 46 minutes 50 seconds West, said curve having a radius of 5679.65 feet through a central angle of 01 degree 27 minutes 48 seconds a distance of 145.06 feet to corner;

THENCE 00 degrees 19 minutes West, 322.97 feet to corner;

THENCE, North 89 degrees 41 minutes West, along the center line of a 15-foot power and telephone easement 145.0 feet to corner;

THENCE, North 00 degrees 19 minutes East, 325.99 feet to the PLACE OF BEGINNING and containing 47,095 square feet of land.